



**Missouri City Development Services Department**  
***Bi-Weekly Report***  
**Period of 12-13-17 through 12-26-17**

**The City of Missouri City Development Services Department is pleased to provide the Bi-Weekly Development Report for the period beginning 12-13-17 through 12-26-17. Included are the following:**

1. Community Development Block Grant Program Updates
2. Development Report- which provides predevelopment meetings details, permit activity, fees and values, Nonresidential Certificates of Occupancy (CO) report (Excel spreadsheets), Pre-Development Meetings held.

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**1. Community Development Block Grant Program Updates:**

- a. CDBG Housing Rehab Program for Program Year (PY 2017) resumed November 1, 2017, as the Community Development team and contractors finalize home repairs for PY 2016 resident recipients of the program. Please note that home owners that experienced property damage as a result of the Hurricane Harvey event are urged to complete an assessment survey which is now available on the City website. Community Development staff will be following-up with those individuals, if and when HUD formally establishes program funding to assist qualifying homeowners. The Regional AFH Resident Survey can be found by copy/pasting the following URL link:  
<http://www.missouricitytx.gov/DocumentCenter/View/7107>.
- b. The City of Missouri City has publicized and invites companies, organizations and/or agencies that are qualified and capable of serving as general contractors to submit proposals for the rehabilitation of eligible owner-occupied single-family homes located within the City limits through its Community Development Block Grant Program (CDBG), funded by HUD. Proposals must be received no later than 2:00 PM, Central Standard Time, on January 16, 2018.

**2. Development Report.**

**Pre-Development Meetings:**

Meeting Date	Council District	Proposed Development	Address/Location
12/14/2017	C	Pre-development Mtg: New development around Target (Target subdivision, out parcel)	6000 Hwy. 6
12/5/2017	C	Pre-development mtg: Top Sushi	6266 A Hwy. 6

**Permit Activity:**

**Building Permits: 3,685** permits were issued thus far this fiscal year (341 in December to date), with an estimated **\$102,421,991.00** in project value this fiscal year to date; and, **\$633,220.40** was collected in permit fees this fiscal year to date (see table below for most current periods).

**Alarm Permits:** A total of **414** alarm payments were processed in December, with **\$20,765.00** collected in the month of December, with fees totaling **\$153,725.50** collected this fiscal year.

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**Permit applications**

<b>Date Submitted</b>	<b>Address/location</b>	<b>Project Name</b>	<b>Description</b>	<b>Valuation</b>
12/20/2017	13207 Stafford Rd Ste 600	Fresh N Pure Water	Lease Space Alteration	\$10,000
12/20/2017	13207 Stafford Rd Ste 600	Fresh N Pure Water	Lease Space Alteration	\$10,000
12/20/2017	1321 FM 1092 Rd	Frontier Communications	ROW (Utilities in ROW)	N/A
12/20/2017	2256 FM 1092 Rd	Quality Cabinetry	Commercial Change of Occupancy	N/A
12/20/2017	4502 Riverstone Blvd Ste 604	Shivik Corporation	Commercial Change of Occupancy	N/A
12/21/2017	1519 Texas Pkwy	Blue Ridge MUD	Tank Replacement	\$750,000
12/21/2017	2603 Cartwright Rd	Metro PCS	Commercial Change of Occupancy	N/A
12/21/2017	5422 Hwy 6 Bldg B	Rivergate, LLC	Retail Center - Shell Only	\$270,000
12/21/2017	3003 Texas Pkwy	TAL Designs	Retail Center - Shell Only	\$300,000
12/21/2017	3003 Texas Pkwy	TAL Designs	Grading and Demo of Building	\$3,000

**2017-2018 FY - Permit Totals**

<b>Month</b>	<b>Number of Permits by Month</b>	<b>Number of Permits by Month (YTD)</b>	<b>Estimated Value by Month</b>	<b>Estimated Value (YTD)</b>	<b>Permit Fees Collected</b>	<b>Permit Fees Collected (YTD)</b>
July	500	500	\$12,814,245.00	\$6,989,762.00	\$107,049.98	\$107,049.98
August	442	1,461	\$9,851,851.00	\$16,841,613.00	\$57,313.13	\$164,363.11
September	379	2,098	\$10,214,960.00	\$27,056,573.00	\$76,941.33	\$241,304.44
October	563	2,661	\$42,697,623.00	\$69,754,196.00	\$162,807.30	\$404,111.74
November	489	3,150	\$10,910,341.00	\$80,664,537.00	\$140,828.36	\$544,940.10
<b>December</b>	<b>341</b>	<b>3,685</b>	<b>\$21,757,454.00</b>	<b>\$102,421,991.00</b>	<b>\$88,280.30</b>	<b>\$633,220.40</b>
January						
February						
March						
April						
May						
June						

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**Alarm Permits**

Month	Number of Alarm Permits by Month	Alarm Permit Fees Collected by Month	Alarm Permit Fees Collected (YTD)
July	675	\$34,620.00	\$34,620.00
August	575	\$21,638.00	\$56,258.00
September	561	\$27,527.50	\$83,785.50
October	483	\$26,917.50	\$110,703.00
November	437	\$22,257.50	\$132,960.50
<b>December</b>	<b>414</b>	<b>\$20,765.00</b>	<b>\$153,725.50</b>
January			
February			
March			
April			
May			
June			

**Substandard Properties Update**

2211 Glenn Lakes Ln

- A civil action (Ch. 54) was taken against the homeowner in district court.
- Permits have been obtained for construction work to be conducted on the house.
- Inspections will be conducted by the building inspectors as needed, until the work is completed.
- The property owner fired the contractor. The contractor notified the City that they are no longer the contractor and requested permits they pulled be voided.
- Property is currently between contractors.
- The dumpster and port-o-potty have been removed from the property. There continues to be brick/rubble and some junk on the property.
- The Ch. 54 action is still open, legal is working on a repair agreement.
- A repair agreement has been sent to the property owner's attorney. Legal is waiting on a response.
- Legal has not received a response from the property owner's attorney, a motion will be filed with the Court.
- No new updates.
- On 7/10/2017, CE Officer McKeever conducted an inspection of the property and found the location to still be in violation. Legal was notified of CE Officer McKeever's findings.
- August 25, 2017 – August 30, 2017: Hurricane Harvey
- No new updates
- As of 10/11/2017, the property owner's attorney never responded to Legal's request for a repair agreement.
- 10/16/17, Legal advised an outside attorney has been hired to complete the Chapter 54 litigation. Before moving forward, the outside attorney has requested an inspection for the property. Legal staff and the Building Official are working together to obtain a warrant for an inspection of the location.
- 10/25/17, staff served a warrant to conduct an inspection of the location. CE Supervisor Cynthia Rex, CE Officer Paul McKeever, Building Official Kirk Allen and Deputy Building Official Fernando Garcia were all present at the time the warrant was served. Staff took photos and provided them to legal for further action.

2338 Bright Meadow Dr.

## Missouri City Development Services Department

### *Bi-Weekly Report*

#### *Period of 12-13-17 through 12-26-17*

- Property was brought before the committee for possible action. It was determined action should be taken to bring the property into compliance.
- On 2/20/2017, the property owner was mailed a certified letter requesting the violations be abated within 30 days.
- Staff will contact the owner's niece on 2/22/2017 to illicit information and assistance.
- Owner is in assisted living facility, family members will discuss the condition of the structure and current options. An update from family is pending.
- A follow up inspection will be conducted on 3/22/2017.
- A follow up inspection was conducted which found no improvements to the condition of the property or structure. The case will be referred to court and CE Task Force as a substandard structure.
- On 4/3/2017, Mr. Allen spoke with the owner's niece (Jackeline) this morning about the property. She stated she spoke with Ms. Rowe on Friday and that she will be removing her belongings from the house and has a buyer. Jackeline stated she will provide Mr. Allen with an estimated timeframe.
- The property owner's niece, Jackeline, contacted Kirk Allen about the property. Per Jackeline, the property owner has given her niece permission to move forward on cleaning out and selling the structure. The niece estimates the house should be cleaned out by the end of the month. At which time, the property will be sold. The family already has an interested buyer so they anticipating a smooth transaction.
- The interested buyer made contact with Kirk Allen to inform him that he met with the property owner and gave her a written offer to purchase the property. Staff also obtained a mailing address for the facility the property owner is residing. Code Enforcement will send another violation notice.
- 7/11/2017, Kirk Allen received notification that the property has an executed listing agreement with Keller Williams Realty and the realtor is currently working with Ms. Rowe to remove her personal belongings from the residence.
- On 8/8/17, Code Enforcement conducted an inspection of the property due to a complaint received regarding high grass. Staff observed the violation, posted a notice of violation on the front door. Additionally, staff contacted the realtor advising him of the observed violation. The realtor advised the property would be mowed.
- On 8/17/17, a follow up was conducted which found the property mowed. Weekly inspections will be conducted to ensure compliance.
- August 25, 2017 – August 30, 2017: Hurricane Harvey
- On 9/6/17, Kirk Allen received an email from the realtor regarding the property. Ms. Lewis accepted an offer on her property which is set to close in 30 days and great progress has been made in the removal of her personal effects.
- 9/29/17, Kirk Allen provided an update on the case status. Significant progress has been made in the removal of personal items from the location. The sale of the home is still in progress. The closing date was extended due to Hurricane Harvey.
- On 11/15/17, Kirk Allen received an email from the realtor advising that they recently closed on the property and that the new owner will start working on the home soon.

## Certificates of Occupancy Fiscal Year 2017-2018

Address	Business Name	Type of Business	Date Issued
<b>July, 2017</b>			
4747 Cartwright Rd Bldg 1 -8	Life Storage LP	Self Storage	7/6/2017
3323 Williamsburg Ln	Service King - TCO	Auto Repair	7/7/2017
4899 Hwy 6 Bldg B	Tang City Bldg B - TCC	Speculative Shell Bldg	7/6/2017
7335 Hwy 6 Ste 100	IdeaLab Kids	After School Program	7/10/2017
2111 Hwy 90A Ste A	Sutton Residential & Commercial Mortgage, LLC	Sales Office	7/11/2017
13510 S Gessner Rd.	Dixie Carpet	Warehouse/Storage	7/13/2017
8800 Hwy 6 Ste 100	Gee Eyecare	Eye Care Clinic	7/13/2017
2435 Texas Pkwy Ste K	Grace Family Clinic, LLC	Medical Clinic	7/13/2017
11931 N Garden St.	Jewell An Old Castle Company	Distribution Center	7/14/2017
13435 Pike Rd Ste 300	Ballard Aluminum Specialty Services, LLC	Office/Warehouse	7/14/2017
1521 Texas Pkwy	Princeton Academy	Daycare	7/18/2017
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521 Hwy 90A Ste 140	VWR Medical Supply	Storage and Distribution of Medical	7/20/2017
521 Hwy 90A Bldg 3	Park 8 Ninety Bldg 3 (ShellOnly)	Shell Building Only	7/20/2017
521 Hwy 90A Bldg 3	Park 8 Ninety Bldg 3 (Expansion of Shell Building)	Expansion to Shell Building - Storage	7/20/2017
9021 S Sam Houston Pkwy Ste 100	Texas Air Systems	Office / warehouse	7/21/2017
19506 Visckburg Blvd	Life Pointe Church	Church	7/24/2017
4737 Lexington Blvd	My Favorite Cleaners	Cleaners	7/24/2017
4340 Sienna Pkwy	Speculative Shell Bldg (Temp. certificate of completion extension)	Shell Bldg Only	7/25/2017
20303 S University Blvd	Pediatric Clinic (TCO extension)	Pediatric Clinic	7/25/2017
12121 Mclain Blvd Ste 200	Tire 59 SW - tco Extension	Tire Sales	7/28/2017
2412 Texas Pkwy	Pet Services	Pet Training	7/31/2017
<b>August, 2017</b>			
10330 Hwy 6 Ste L	Enterprise Rent-A-Car - TCO	Office	8/3/2017
3323 Williamsburg Ln	Service King - TCO extension	Auto Repair	8/6/2017
4899 Hwy 6 Bldg B	Speculative Shell Bldg - TCC extension	Shell Building	8/5/2017
6231 Hwy 6	Carl's Jr - Owner Name Change	Fast Food Restaurant	8/7/2017
2232 FM 1092 Rd	Supreme Massage	Massage	8/10/2017
7555 Hwy 6	Sugar Creek Baptist Church (Remodel)	Church	8/10/2017
233 Cravens Rd Bldg 1	FEDEX - Certificate of Completion (Conveyor System)	Distribution Center	8/10/2017
233 Cravens Rd Bldg 1	FEDEX - (Breakroom area)	Distribution Center	8/10/2017
233 Cravens Rd Bldg 1	FEDEX Bldg 1	Distribution Center	8/10/2017
3550 FM 1092 Rd	Jim Murray Insurance	Insurance Office	8/10/2017
5806 Sienna Pkwy	Timewise Food Store #302	Convenience Store, Gas Pump, &	8/15/2017
2883-A Dulles Ave	Board and Brush Sugar Land	Business	8/15/2017
4340 Sienna Pkwy Ste 102	Bean Here Coffee	Restaurant	8/15/2017
5806 Sienna Pkwy	Timewise Food Store #302	Convenience Store	8/15/2017
2883-A Dulles Ave	Board and Brush Sugar Land	Business	8/15/2017
4340 Sienna Pkwy Ste 102	Bean Here Coffee	Restaurant	8/15/2017
9340 Hwy 6 Ste 170	T-Mobile	Mercantile	8/16/2017
4502 Riverstone Blvd Ste 803	Islamic Society of Greater Houston	Education	8/17/2017
1717 Dulles Ave	The Little Village School	Education	8/17/2017
3230 Williamsburg Ln	Caliber Collision	Business/Storage	8/17/2017
9000 Sienna Ranch Rd	Baines Middle School (Temp Classroom Trailer)	Education	8/21/2017
13503 Pike Rd Ste 100	Texas Leaguer Brewing Co	Warehouse/Storage	8/21/2017
3434 FM 1092 Ste 300	Capone's Pizza	Restaurant	8/22/2017
3434 FM 1092 Ste 320	Anytime Fitness	Exercise Facility	8/23/2017

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Address	Business Name	Type of Business	Date Issued
2855 Dulles Ave	Jamz Party Store	Retail	8/23/2017
8817 Hwy 6 Ste 800	Sienna Nails	Business	8/25/2017
<b>September, 2017</b>			
2601 Cartwright Rd Ste H	King's Way Community Center	Business	9/7/2017
5330 Hwy 6 Ste 108	Integrative Sports Medicine	Business	9/11/2017
1306 Fm 1092 Ste 303	Global Foster Care	Business	9/11/2017
9340 Hwy 6 Ste 200	GNC	Mercantile	9/12/2017
1937 Texas Pkwy	DJR Community Health Clinic	Health Clinic	9/13/2017
13207 Stafford Rd Ste 600	Fresh N Pure Water LLC	Water Bottling	9/13/2017
5748 Hwy 6	Spirit Halloween	Mercantile	9/13/2017
4614 Riverstone Blvd	Texas Petroleum Land Management, LLC	Office Building	9/13/2017
9540 Hwy 6	Arby's	Restaurant	9/15/2017
12550 Fondren Rd.	Dollar General Store #19298	Mercantile/Storage	9/15/2017
614 Texas Pkwy Ste 100	Foot Massage	Business	9/15/2017
4501 Cartwright Rd Ste 504	Grace's TLC Home Inc	Business	9/21/2017
4502 Riverstone Blvd Ste 304	The Daniel Team	Mortgage Company	9/21/2017
9839 Hwy 6 Ste C-2	Relax Center for Healthy Life, LLC	Massage Parlor	9/22/2017
3434 Fm 1092 Ste 300	Capone's Pizza	Restaurant	9/22/2017
3323 Williamsburg Ln	Service King	Auto Repair Shop	9/27/2017
9029 Sienna Ranch Rd	The Harvest United Methodist Church	Religious Worship	9/28/2017
6131 Hwy 6	Denny's Inc.	Restaurant	9/29/2017
10330 Hwy 6 Ste L	Ennterprise Rent-a-Car	Carwash Canapy	9/28/2017
<b>October, 2017</b>			
10330 Hwy 6 Ste L	Ennterprise Rent-a-Car	Office/Carwash	10/3/2017
4502 Riverstone Blvd Ste 1001	1898 Club, LLC	Office	10/3/2017
4225 Sienna Pkwy Ste 200	Sbarro	Restaurant	10/3/2017
1306 Fm 1092 Ste 303	Noni's Classic Ice Cream	Food Establishment	10/6/2017
10350 Hwy 6 Ste A	Coco Bella Empire	Beauty Supply Store	10/6/2017
11718 N Garden St Bldg C	North Garden Business Park	Shell Building	10/9/2017
5201 Hwy 6 Ste 650	Farmers Insurance Star Center	Insurance Agency	10/10/2017
3331 Cartwright Rd Ste 250	American Eagle	Insurance Agency	10/12/2017
4440 Lexington Blvd #1	Graceland Community Church	Assembly	10/13/2017
3331 Cartwright Rd Ste 100	Fisher Insurance Agency	Insurance Agency	10/13/2017
11718 N Garden Ste Bldg C	Patch Collection	Business	10/13/2017
1681 Cartwright Rd	Dollar Tree	Retail Store/Storage	10/13/2017
4835 Hwy 6	Fort Bend Talent Academy	Educational/Day Care	10/18/2017
2232 Fm 1092	Grace Massage	Massage Therapy	10/19/2017
9009 Sienna Ranch Rd	St Angela Merici Catholic Church	Administration Building	10/20/2017
4340 Sienna Pkwy Ste 108	Green Oaks Cleaners	Dry Cleaning	10/19/2017
2210 Texas Pkwy	KFC	Restaurant	10/24/2017
5762 Hwy 6	Cato	Mercantile	10/24/2017
4767 Lexington Blvd	Relax Foot Spa	Business	10/24/2017
9000 Sienna Ranch Rd	Baines Middle School	Pre-Fab Restroom	10/25/2017
8900 Hwy 6	HEB	Produce Prep Station	10/26/2017
4225 Sienna Pkwy Ste 150	Sushi Monster	Restaurant	10/26/2017
4502 Riverstone Blvd Ste 1004	Wise Learners Playgroup	Business	10/26/2017
8840 Hwy 6 Ste 110	Shari Sue Designs	Mercantile	10/26/2017



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